



Department of Planning, Housing, & Community Development

Mayor, Richard C. David
Director, Dr. Juliet Berling

Meeting Date: 22, October 2015
Sent To: Commission on Architecture & Urban Design Members
Subject: **75 Liberty Street – Determination of Significance**
Tax ID: 144.83-2-15
Case: CAUD 2015-75

A. Review Requested

Margaret Scarinzi submitted an application for Design Review on behalf of the Applicant, The Broome County Land Bank Corporation for the premises located at 75 Liberty Street, Tax Map number 144.83-2-15. The owner intends to demolish the buildings. The buildings are older than forty (40) years old, and must be reviewed by The Commission on Architecture and Urban Design (CAUD) before a demolition permit(s) can be issued.

B. Proposal

The Applicant has proposed to demolish the residential home and outbuilding on site. The buildings have been identified as “blighted” by the Land Bank. There are signs of break-ins, including broken windows and vandalism on the exterior. The Applicant suspects that there is some amount of asbestos in the building. The locations of possible contamination are unknown at this time, subject to an interior review of the property. Future plans will offer the sale of the lot to the neighboring property owner through the Land Bank’s “Side Lot Program”. Alternatives include offering the site for a community garden or community park.

C. Staff Findings

Demolition Criteria:

1. *An outstanding example of a structure or memorial representative of its era, either past or present.*

There is no information to support these criteria.

2. *One of the few remaining examples of past architectural style or combinations of styles.*

This home is an example of rural folk housing in the National style. The home is vernacular in ornamentation and massing; as is the case with many 19th century American Folk houses. There are many

surviving examples of the National Folk style home in the City, and this example has been altered greatly from the homes original materials, massing, and overall context of the rural landscape on which it was constructed

3. *The place where an historical event of significance to the City, region, state or nation, or representative activity of a past era took place.*

There is no evidence that any events of historic significance occurred at this home.

It is Staff's opinion that the property does not meet the criteria for listing as a Local Landmark

D. Property History and Condition

Year of Construction	pre-1887
Land Use	R-3 Residential, Building is vacant.
Significance	The home and outbuilding on this site are designed in the National folk style. The 1887 Sanborn Maps do not have a slide for the location of this property, but it is likely that the home was constructed during or before this time. Additionally, it appears that this home was built in an earlier period than other housing examples in the area, indicating that it was most likely a rural homestead at an early period of this neighborhoods development.
Condition	The exterior condition of the home is fair with many deteriorated spots, and an unfinished addition on the rear of the home, which has been open to the elements and is deteriorated. Additionally, there are signs of vandalism and break-ins. This building has suffered general neglect.

E. Photographs



East, front facing façade. (Oct. 9, 2015)



North, side façade. (Oct. 9, 2015)